

FOR SALE AT AUCTION

MARCH 2020 | MINIMUM BID : \$ 1,000,000



EAGLE'S NEST

RESIDENTIAL DEVELOPMENT SITE

28 LOTS – 62 ACRES | SPARTA, NJ

4 Holland Cir, Sparta, NJ 07871



Sale Procedures

Sealed Bid: This is a sealed bid sale with all bids due prior to the posted dates. Auction sale dates will be posted on the property webpage on www.zetabid.com and subject to change. Participation is subject to the Auction Terms and Conditions posted on the auction website. Bids must be placed via the online form and require an upload of a standard proof of funds document. The high bidder may be determined by seller at its sole discretion based on a combination of highest price and most favorable terms.

[Click to View Auction Website](#)

Sale Terms:

Diligence: All bids may have a due diligence period of up to 14 days.

Closing: Closing within 30 days.

Financing: Terms may not have a financing contingency (you may get a loan but not contingency).

Earnest Money Deposit: Minimum of 5%.

Buyer Premium: Buyer shall pay to Zetabid a Buyer's Premium of 5% at closing (added to the winning bid amount to create the Purchase Price).

Reserve: Sale is subject to a minimum reserve price. Minimum bid price is a suggested price floor for any bidder to consider, but below the reserve price. Seller, at Seller's sole discretion may accept any bid above or below the reserve price

Diligence: A document vault may be accessed from the Zetabid.com website once you have registered. Some Information investors may need to evaluate the property will not be included in the document vault and must be obtained by the buyer at buyer's expense.

Showings: Site tours are available on an appointment basis.

Brokers: A 2% cooperating brokerage fee (on winning bid amount) is offered to broker's representing a buyer bidding in the auction. Commissions will not be paid to brokers who are principals in the buying entity or not included on the sealed bid form.

Contracts: Winning bidder will be contacted and asked to execute the Purchase and Sale Agreement via DocuSign. If winning bidder does not execute the PSA within twenty-four hours the Seller may declare the second-place bidder as the winning bidder.

Confidentiality & Disclaimer Statement

Zetabid, Inc., Heritage Equity Partners, Inc., Heritage Zetabid Realty and Auction Services collectively Zetabid ("Zetabid") have been retained by the seller ("Seller") as its exclusive auctioneer involving this property. This brochure has been prepared from information supplied to Zetabid by the Seller, listing broker and other 3rd party sources. Each potential buyer must obtain their own independent verification of all information contained herein.

The Seller, Zetabid, its employees and agents expressly disclaim as either seller or agent any warranty as to the property. Zetabid nor any of its affiliates or representatives has independently verified any of the information, including any approximations, estimates or projections, contained herein and does not undertake any obligation to independently verify any other written or oral communication. Until a mutually executed Purchase and Sale Agreement exists, no party shall have any obligation to each other.

CONTACTS

All inquiries shall be directed to

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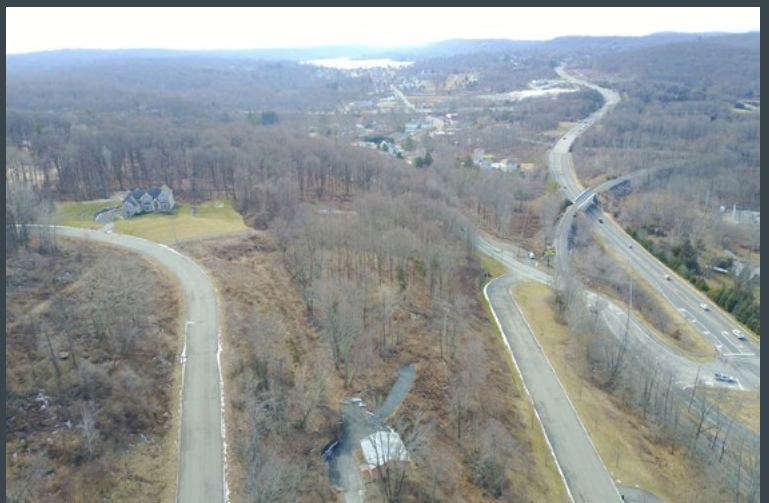
Auction conducted by Heritage Zetabid Realty and Auction Services with Heritage Global Partners, Inc.

LISTING BROKER

LISA FAIRCLOUGH

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ADDITIONAL PHOTOS



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For more information, please contact :

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